

## S U M M A R Y

<b>FILE NO.</b>	2219	<b>Thomas Guide Map No.</b>	747/748
		<b>Date Received:</b>	11/15/05
<b>ENTITY</b>	Covington Water District	<b>Date Distributed:</b>	11/16/05
		<b>Date Filed:</b>	
<b>ACTION</b>	Property Owner Petition for Annexation to Permit Extension of Water Service Area	<b>Expiration 45 Days:</b>	12/30/05
<b>TITLE</b>	Anderson Acres Annexation	<b>Board Meeting:</b>	12/08/05

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<b>Location</b>	The site is located within Unincorporated Rural King County. The northern boundary of the site generally follows SE 332 <sup>nd</sup> Street (if extended). The southern boundary of the site generally follows SE 335 <sup>th</sup> Street. The western boundary is generally formed by 222 <sup>nd</sup> Avenue SE (if extended). The eastern boundary is generally formed by 229 <sup>th</sup> Avenue SE (if extended).
<b>Land Area</b>	73.07 acres (Approximately 68.37 acres in private ownership; approximately 4.7 acres owned by Covington Water District)
<b>Current Land Use:</b>	Vacant Land slated for future residential development (68.37 acres); and  Public Facilities (Water Storage Tank) (4.7 acres)
<b>Population</b>	None
<b>Assessed Valuation</b>	Total Acreage: \$1,079,300
<b>County Comprehensive Plan Designation</b>	Rural Residential Uses
<b>County Zoning</b>	Residential (RA-5 – 1 dwelling unit per 5 acres)
<b>City Comprehensive Plan Plan Designation/ Zoning</b>	Not applicable
<b>District Comprehensive Plan</b>	The Covington Water District Comprehensive Plan/Coordinated Water Systems Plan establishes provisions for water service to the proposed annexation area.
<b>District Franchise</b>	The required franchise is provided, pursuant to the Covington Water District Comprehensive Plan, by agreement with King County.
<b>Urban Growth Area (UGA)</b>	The site lies outside of the Urban Growth Area as defined in the King County Comprehensive Plan
<b>SEPA Declaration</b>	A SEPA Environmental Checklist was prepared and a determination of Non-Significance was issued in October of 2005.

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** David Irons, Reagan Dunn

**King County:** Clerk of Council, Department of Assessments, Fire Marshal, Health Division,  
State Department of Ecology, Puget Sound Regional Council,  
Municipality of Metropolitan Seattle (Metro)

**Cities:** Black Diamond

**Fire Districts:** Mountain View Fire and Rescue District (No. 44)

**Water Districts:** Cedar River Water and Sewer District; Soos Creek Water and Sewer  
District

**Sewer Districts:** Not Applicable

**School District:** Kent School District No. 415

## **SUMMARY File No. 2219**

The Covington Water District proposes to annex approximately 73.07 acres within Unincorporated King County. The northern boundary of the site generally follows SE 332<sup>nd</sup> Street (if extended). The southern boundary of the site generally follows SE 335<sup>th</sup> Street. The western boundary is generally formed by 222<sup>nd</sup> Avenue SE (if extended). The eastern boundary is generally formed by 229<sup>th</sup> Avenue SE (if extended).

The Covington Water District initiated this annexation proposal based on a petition by property owners. The authority for annexation is derived from RCW 57.24.0060 and RCW 57.24.070 (Annexation of Territory). The Anderson Acres Annexation is being proposed by the Covington Water District in order to facilitate the provision of coordinated water services to the Area. Annexation will also provide future residents an opportunity to participate in elections for the Covington Water District. A Resolution for Annexation was approved by the District in November 2005.

The Covington Water District includes the Annexation Area in its Comprehensive Plan. District representatives report that the agency has necessary capacity to provide water service to the Anderson Acres Area. No sewer service is provided—or permitted -- to the Anderson Acres Area because the properties are outside of the Urban Growth Boundary.

The proposed annexation is reported to be consistent with the State Growth Management Act (RCW 36.70.) More specifically, Covington Water District representatives report that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of primary land uses and corollary public services (e.g., water) envisioned in the Act.

The proposed annexation is reported to also address the King County Comprehensive Plan/Countywide Planning Policies. For example, the Annexation is consistent with Policies FW-31, FW-225, FW-229, FW-301, CO-1, CO-2, CO-3, CO-5, CO-15a and CO-15b, which support water services in Rural Area as necessary to preserve public welfare and safety. Water service is also permitted in keeping with standards for effective, economic, efficient land management and for environmental protection for this Area.

The Anderson Acres Annexation reportedly will provide the opportunity for water service to the area, but this action will not have any direct effect on King County plans and regulations relating to land use designations, zoning, population allocations, or other public facilities/services associated with the proposed annexation to the Covington Water District.

More specifically, under King County standards, the entirety of the Anderson Acres Area is designated for Rural Residential Use and is permitted to be developed with residential uses of one dwelling unit per five acres. Currently, the Area is essentially undeveloped. However, approximately 68.37 acres are planned for residential uses. The remaining 4.7 acres will continue to be utilized for water storage facilities to serve the Covington Water District.

All future development in the Anderson Acres Area would be subject to applicable King County Land Use plans and regulations. Environmentally sensitive areas would also be preserved under the provisions of this annexation. Other public services (e.g., fire service, emergency services) would continue as currently provided to the Anderson Acres Area.

Covington Water District representatives report that this Annexation would be consistent with RCW 36.93.180 (Objectives of the Boundary Review Board. For example, the proposed annexation would help to preserve and enhance the community (Objective 1) through the provision of a public service that would enable suitable residential development in the area. Annexation will enable properties to obtain access to services that will enhance public health and safety. Annexation will provide an

opportunity for coordinated services that will protect and enhance residential uses. The proposed annexation is also consistent with Objective 2 and Objective 3, which call for logical and viable service areas. Similarly the annexation would be consistent with Objective 4 and Objective 7 calling for regular and practical boundaries. The Covington Water District has approved plans, technology, and resources required to provide coordinated, orderly service to properties within the District. Other properties in the vicinity are now served by Covington Water District. The addition of Anderson Acres properties to the Covington Water District would provide for more regular service area boundaries thereby permitting more efficient coordinated services.

The Covington Water District has planned for funding costs for provision of public water service to the Anderson Acres Annexation Area. The District has obtained grant and loan monies to construct a new, public water system in the proposed Annexation Area. Development of the Anderson Acres properties may be prohibited unless a sufficient water supply is available to support residential uses.